CalHome Program
Building Equity and Growth in Neighborhoods (BEGIN)
Notice of Funding Availability (NOFA)

<u>Grants for Mortgage Assistance Loans on New Homeownership Units in BEGIN Projects where the Applicant Provides Regulatory Relief, Regulatory Barrier Removal or Incentives to the Development</u>

May 21, 2007

The California Department of Housing and Community Development (HCD) is pleased to announce the issuance of this Notice of Funding Availability (NOFA) under the Building Equity and Growth in Neighborhoods (BEGIN) Program. This notice is for approximately $33 million provided by the passage of Proposition 1C (Prop 1C), the Housing and Emergency Shelter Trust Fund Act of 2006, for funding to local public agencies for low- and moderate-income first-time homebuyer downpayment assistance.

The BEGIN Program is codified in the California Health and Safety Code, Part 2 of Division 31, Chapter 14.5, Sections 50860 through 50866. The BEGIN Program is a homeownership program designed to make grants to qualifying cities, counties or a city and county that provide incentives or reduce or remove regulatory barriers for housing developments, as set forth in the BEGIN Program Guidelines. These grants shall be used for downpayment assistance in the form of a loan to qualifying low- and moderate-income first-time homebuyers who purchase newly constructed homes in a BEGIN project.

Use of more than one Prop 1C single family program on the same unit would result in fewer beneficiaries than expected when Prop 1C was approved. It was not expected that it would take the use of more than one such program to make a home affordable considering the widespread availability of other funding sources. However, in recognition that the need for layering is not fully known, the Department will allow layering of BEGIN funds awarded pursuant to this NOFA with other Prop 1C single-family programs to determine the degree to which layering is needed and the degree to which layering would result in a significant reduction in the projected number of beneficiaries. The Department will evaluate the results of this NOFA and reserves the right to prohibit layering of Prop 1C single programs on the same home project in subsequent NOFAs.

Several of the terms used in the Program have specific meanings defined in the BEGIN Program Guidelines dated May 21, 2007. For proper completion of the application, HCD urges potential applicants to review the BEGIN Program Guidelines that are available on HCD's website at www.hcd.ca.gov/ca/begin.

Applications under this NOFA will be considered on an **"over-the-counter"** basis until available funds are exhausted. Applications are now being accepted at the address listed on page 11. Applications that are substantially complete and pass threshold requirements will be eligible for funding. Eligible applications shall be funded in the order of receipt of a substantially complete application, subject to geographic distribution targets set forth on page 10. **All eligible applications received on or before 5:00 P.M. Pacific Daylight Time, June 21, 2007 will be treated as having been received on June 21, 2007.**

In accordance with current BEGIN Guidelines, all funds made available under this NOFA must be disbursed within three years from the date of award.

All references to section numbers in this NOFA correspond to section numbers in the BEGIN Guidelines as amended May 21, 2007, unless otherwise stated.

Summary of Application Review and Approval Process

1. Following the application deadline, all applications will be reviewed for eligibility. Eligibility criteria include:

   a. Is the applicant eligible? (Section 103);

   b. Does the applicant propose to assist eligible households? (Section 104);

   c. Is the proposed use of funds eligible? (Section 105);

   d. Does the project pass the project readiness threshold? (Section 119(c)(3));

   e. Does the application meet the threshold score for regulatory relief ? (Section 119);

   f. Is the proposed BEGIN project eligible? (Section 114); and

   g. Does the applicant propose an eligible form of homeownership? (Section 115).

2. All eligible applications will be tabulated for a total of funds requested.

3. If the amount of all eligible application requests received on June 15, 2007, total more than $33 million, the applications will be scored based on the following measures (Section 119(e)):

   a. Regulatory Relief points will be assigned according to Appendix 3 of the BEGIN NOFA.;

b. The project readiness points will be assigned on the following basis (Section 119 (e)):

(1)   Design status readiness as demonstrated by an executed agreement with an architect or other design team - **10 points;**

(2)   Construction financing commitments - **10 points;**

(3)   Permanent financing - **20 points (divided as follows)**;

(A)   Letters of express interest from 1st mortgage lenders - **10 points (or 20 points if no other subordinate financing is required);**

(B)   Subordinate financing commitments if required to make the BEGIN units affordable to low- or moderate-income homebuyers - **10 points.**

(4)   Local approvals; **30 points (divided as follows)**;

(A)   Tentative Map Approval: **5 points**
(B)   Final Map Recorded: **10 points**
(C)   Verification of all other local approvals in place: **15 points.**

c. Scores will be tallied.

4.   Successful applications will be reviewed to assure the geographic distribution targets (See Page 10) have been met. If not, the award list will be adjusted to meet this distribution target.

5.   Awards will be granted based on this adjusted award list.

6.   If the total requested by the eligible applications is **less than $33 million**, the applications will be reviewed for regulatory relief and those applications that meet the point requirements will be funded.

Program Description:

The BEGIN Program provides downpayment assistance grants to promote home ownership through local regulatory relief and development incentives. Grants are awarded to projects with BEGIN eligible regulatory relief and incentives and provide up to $30,000 per dwelling unit in downpayment assistance in the form of soft (silent) second financing to low- and moderate-income households.

Generally, BEGIN eligible regulatory relief and incentives must significantly contribute to lowered development costs and shall directly benefit a specific project. Applications must also sufficiently document and demonstrate the taken actions and score a minimum of 200 points in the regulatory relief scoring section by combining any of the six regulatory relief categories.

The following is the complete Section 106 (Regulatory Relief section) of the BEGIN Program Guidelines as amended on May 21, 2007.

Section 106. Regulatory Relief

The following regulatory concessions and development incentives represent BEGIN eligible regulatory relief. If an applicant proposes to implement an alternative measure or action, it must be approved by the Department in order to receive points in any of the following categories. No regulatory relief points can be awarded for any project located on a site that has been downzoned or which was approved at a significantly lower density than allowed under existing zoning prior to application. The BEGIN application must sufficiently document the actions taken and ensure regulatory barrier removal was provided to the development project. Documentation of the approval of the regulatory action must be from the city or county, and contain a copy of the signed original action by the final decision-making body (i.e., planning commission, board or council). No points will be given for applications documenting regulatory relief with staff level reports, correspondence or from minutes of council meetings or other documentation that did not specifically approve the regulatory relief action and include a direct connection to the project. This approval must be obtained from the government agency, and be included in the application to demonstrate the regulatory relief action has been formally approved at or before the time of application. Examples of sufficient documentation include signed resolutions, enabling legislation, amended and adopted codes, and development agreements. Further, the application must include specific documentation of the cost savings resulting from the regulatory relief in terms of development costs. Applications must describe the requirement and costs before and after the regulatory relief action and the dollar value of the difference in terms of development costs. See Appendix 3 for a sample regulatory relief matrix.

(1) Modification of Zoning, Density and Development Standards:

The application must demonstrate densities significantly above otherwise allowable maximum densities or modify, reduce or remove development standards to increase the project's financial feasibility. The following are examples of eligible zoning, density and development standard modifications:

(a)   An attached development with densities at least 20 percent higher than under the zoning prior to the regulatory action and with a minimum density[1] of:

> (a) 10 units per acre for rural areas
> (b) 20 units per acre for suburban areas
> (c) 30 units per acre for metropolitan areas

See Appendix 2 for a table detailing these minimum densities by jurisdiction.

(b)   A single-family detached development must be approved significantly above otherwise allowable densities and have a minimum density of 10 units per acre.

(c)   The project has removed, reduced or modified development standards such as setbacks, square footage requirements, minimum lot sizes, lot coverages, floor area ratios or height limits to permit housing development in excess of the maximum allowable density.

(d)   Significantly reduced site improvements such as street widths or reduce right-of way or easement dedication requirements for the project from a prior standard.

(e)   Lot consolidation: Significantly assisted project with lot consolidation and/or assembly, including scattered sites.

(2) Reduction in Permit Processing and Procedures

To be eligible for points in this category, the application must demonstrate cost savings in terms of development costs by measuring the difference between the permit procedure or time before and after the regulatory relief action. The following are examples of eligible regulatory relief:

(a)   The project is located within an area for which a specific plan was approved pursuant to Government Code Section 65450 et seq., with subsequent ministerial approval or benefited from a tiered environmental review with minimal subsequent environmental review.

(b)   Significant reduction in permit processing times, due to, for example, elimination of separate or sequential project reviews. Application must demonstrate cost savings to the development due to review process

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[1] Density means net (built) residential density in dwelling units per acre excluding dedicated right-of-way and dedicated open space.

reduction vs. standard processing times. Applications will only be credited by demonstrating significant cost reduction in permit processing time over the baseline standard processing time.

(c)   Ministerial approval of required entitlements.

(d)   Streamlined design review, including:

(A) Staff level design review only for example, not requiring full design committee review or other layers of review processes were removed and development design approval was expedited as a result.

(B) Local governments provide off-the-shelf prototype design packages, for ministerial approval. The application must demonstrate the significant cost savings or regulatory relief provided to the development by this relief**.**

(3) Reduction of Parking Standards

Regulatory relief for parking standards should clearly demonstrate the difference between the former and reduced standards and the cost savings in terms of developments costs. The following are examples of eligible regulatory relief:

(a)   Crediting on-street parking or shared residential/commercial parking, toward minimum residential parking requirements.

(b)   Carports (unenclosed garages) are permitted to satisfy at least a portion of an enclosed garage parking requirement.

(c)   Parking requirements, inclusive of visitor parking and parking for persons with disabilities do not exceed:

1. Zero to One Bedrooms: One on-site parking space
2. Two to Three Bedrooms: Two on-site parking spaces
3. Four or More Bedrooms: Two and one-half parking spaces

(4) Land Donation and Other Development Incentives

The local government provides incentives to directly and significantly reduce development costs, such as land donation and environmental remediation.

(5) Mitigation of Fees and Exactions

Fees were significantly reduced, deferred or waived for the project. Fee reduction or waivers should be quantified in the application including a

comparison of the fees typically collected for comparable projects and those required of the BEGIN project.

(6) Jurisdiction-wide Regulatory Relief Bonus Points

Projects which benefit from eligible regulatory relief that was implemented through the revision of zoning standards or regulations as opposed to relief provided through a variance process will be eligible for bonus points. To be eligible, jurisdiction-wide regulatory relief actions must have been taken after January 1, 2003. Applications must include copies of documents demonstrating the action has been taken including resolutions and revised zoning text or regulations.

Housing Element Component: A compliant housing element analyzes governmental constraints, identifies measures for removal or mitigation of barriers, and demonstrates the locality's efforts to remove barriers to the attainment and availability of housing for all Californians. Applicants with a housing element found in substantial compliance by HCD with Article 10.6 of the Government Code are eligible for 50 points as detailed in Appendix 3.

Eligible Applicants:

The BEGIN Program is designed to promote partnerships between localities and housing developers to reduce the cost, and increase the supply, of new homeownership opportunities for low- and moderate-income households. The locality's role is to offer specific forms of regulatory relief and development incentives to identified BEGIN projects which reduce the per-unit cost of the housing. The locality is the applicant for BEGIN funds.

To be eligible to apply to HCD for an award of BEGIN Program funds, the applicant shall be a city, county, or city and county within the State of California, which will offer specific forms of regulatory relief, regulatory barrier removal, or other development incentives to an identified BEGIN homeownership project.

Localities shall only be eligible to apply for an award of BEGIN funds for a BEGIN project in their jurisdiction. They may apply for funds for more than one project, but each project requires a separate application.

Maximum and Minimum Application Amounts:

The amount of grant funds to be requested is dependent on the number of units proposed for qualified low- and moderate-income first-time homebuyers in the subject BEGIN project. The minimum number of BEGIN units required in any application is four.

The maximum BEGIN loan amount per unit is $30,000 (thirty-thousand dollars), or 20 percent of the home sales price, *whichever is less*. The applicant may choose to provide a lesser amount per unit in BEGIN loan funds than the statutory maximum. The application amount will be equal to the average amount of the proposed BEGIN subsidy (in the form of mortgage assistance) to be given to the eligible homebuyers, multiplied by the number of BEGIN units.

Eligible Uses of Funds:

Local agencies may make loans to low- and moderate-income first-time homebuyers for mortgage assistance for permanent financing of a new homeownership unit ready for occupancy. This includes self-help housing mortgage assistance, except where the self-help housing will be financed under the U.S. Department of Agriculture, Rural Housing Services 502 program. BEGIN permanent financing may be disbursed at the time a lot is purchased.

Ineligible Uses of Funds:

Costs other than those allowed in BEGIN Program Guidelines, Section 105 cannot be paid with BEGIN funds.

Eligible Homebuyer/Homeowners:

BEGIN Program borrowers must be low- or moderate-income households whose incomes shall not exceed 120 percent of the county median income adjusted for family size as defined in BEGIN Program Guidelines, Section 102. The current limits are listed on the HCD website at:www.hcd.ca.gov/hpd/hrc/rep/state/incNote.html

Eligible Projects:

A BEGIN project can be in the pre-construction phase, under construction or recently completed at the time the applicant applies for funds under the current NOFA. BEGIN units must not have been previously occupied as homeownership units.

BEGIN projects shall be housing developments with newly constructed homeownership units which are designated as BEGIN units, and are sold to BEGIN eligible households with BEGIN program mortgage assistance. Each BEGIN project must be under common ownership. A BEGIN project must have a minimum of four BEGIN homeownership units. The BEGIN project is defined as the BEGIN assisted units. The BEGIN project may be part of a larger subdivision.

Project Threshold Readiness:

In accordance with current BEGIN Guidelines, a BEGIN project must be ready for homebuyer occupancy with all BEGIN funds disbursed within three years from the date of award. To demonstrate the proposed BEGIN project's likelihood of completion within

this timeframe, an eligible project shall, at the time of application, submit items which include the following in order to pass the project readiness threshold:

1. Site Control: The applicant's developer partner shall have evidence of site control of the proposed project property as described in Section 116; and

2. Development project budget with identified sources and uses.

BEGIN Downpayment Assistance Program Guideline Requirements:

Loans to low- and moderate-income first-time homebuyers shall meet the downpayment assistance guideline requirements as established in Section 110.

Timeframes for Use of BEGIN Funds:

Successful applicants shall enter into a Standard Agreement with HCD. In accordance with current BEGIN Guidelines, the term of the Standard Agreement shall expire three years from the date of award. BEGIN Program funds shall be disbursed on an advance or reimbursement basis. Upon the effective date of the Standard Agreement and upon submission of the required draw request form(s) and submission of any state-required documents, funds can be disbursed pursuant to Section 121.

Recipients shall be required to meet the performance goals pursuant to Section 123. Failure to meet the performance goals may result in funds being disencumbered and/or a penalty point reduction on future applications.

Geographic Distribution:

To prevent an imbalance of funding and to ensure a reasonable geographic distribution of funds:

45 percent of the funds shall be reserved for projects in Southern California
30 percent of the funds shall be reserved for projects in Northern California
10 percent of the funds shall be reserved for projects in rural areas

If there are an insufficient number of eligible applications to utilize the entire amount of the percentage set-aside in any of the individual areas, the balance of the set-aside will be used to fund eligible applications in any area of the state, based on highest rank order.

For the purposes of these set-asides, Southern California includes the counties of San Luis Obispo, Kern, San Bernardino, and all counties to the South. Northern California includes all other counties of the state. "Rural area" is defined in the Health and Safety Code Section 50199.21.

Important Legal Matters:

HCD reserves the right, at its sole discretion, to suspend or amend the provisions of this NOFA. If such an action occurs, HCD will notify all interested parties. This NOFA is subject to the CalHome Program requirements (Health and Safety Code, Section 50650 et seq., and California Code of Regulations, Title 25, Section 7715 et seq.) except as otherwise provided by Health and Safety Code, Section 50860 et seq. Also, this NOFA is subject to the provisions of the BEGIN Program Guidelines adopted as amended on May 21, 2007. Applicants are urged to carefully review the guidelines before they submit an application.

Application Submission:

Application must be made on the forms provided by HCD. Applicants may submit only **one** application per BEGIN project in response to this NOFA. Application forms must not be modified. **HCD must receive two original complete applications in three ring binders.** Applicants must meet the 300 point threshold upon submission.

Applications will be available at www.hcd.ca.gov/ca/begin, after May 21, 2007, or you may contact program staff at (916) 327-3646. Completed applications must be delivered to one of the following addresses:

U.S. Mail   Private Courier

Department of Housing and   Department of Housing and
   Community Development   Community Development
CalHome Program   CalHome Program
Division of Community Affairs   Division of Community Affairs
P.O. Box 952054   1800 Third Street, Room 390-2
Sacramento, CA 94252-2054   Sacramento, CA 95814

It is the applicant's responsibility to ensure that the application is clear, complete and accurate. After the application is received, BEGIN staff may request clarifying information.

Information and Assistance:

Staff is available to answer questions about the program or the preparation and submission of the application. Please call (916) 327-3646, and your call will be directed to the staff member assigned to your region.

APPENDIX 1

SAMPLE REGULATORY RELIEF MATRIX AND EXAMPLE

Regulatory Relief Action	Previous Standard	Relief Standard	Difference	Development Cost Savings *	Documentation Type
Density Modification	20 units per Acre	30 Units Per Acre	10 Units Per Acre	$17,000 per Unit	Rezone Resolution
Parking Standards	2 Spaces per Unit	1 Space per unit	1 space per unit	$4,000 per Unit	Transit Oriented Overlay Zone
Development Incentive: Land Donation	Market Value $5M	Land Donated		$33,000 per Unit	DDA
TOTAL				$54,000 per Unit	

* Based on a Land Cost of $1,000,000 per acre

		APPENDIX 2 LIST OF SINGLE FAMILY ATTACHED MINIMUM DENSITY BY JURISDICTION SIZE		
COUNTY	**PLACE**	at least 10 du/ac	at least 20 du/ac	at least 30 du/ac
Alameda	Alameda			X
	Alameda County			X
	Albany		X	
	Berkeley			X
	Dublin			X
	Emeryville		X	
	Fremont			X
	Hayward			X
	Livermore			X
	Newark			X
	Oakland			X
	Piedmont		X	
	Pleasanton			X
	San Leandro			X
	Union City			X
Alpine	Alpine County	X		
Amador	Amador	X		
	Amador County	X		
	Ione	X		
	Jackson	X		
	Plymouth	X		
	Sutter Creek	X		
Butte	Biggs		X	
	Butte County		X	
	Chico		X	
	Gridley		X	
	Oroville		X	
	Paradise		X	
Calaveras	Angels City	X		
	Calaveras County	X		
Colusa	Colusa	X		
	Colusa County	X		
	Williams	X		

COUNTY	PLACE	at least 10 du/ac	at least 20 du/ac	at least 30 du/ac
Contra Costa	Antioch			X
	Brentwood			X
	Clayton		X	
	Concord			X
	Contra Costa County			X
	Danville			X
	El Cerrito		X	
	Hercules		X	
	Lafayette		X	
	Martinez			X
	Moraga		X	
	Oakley			X
	Orinda		X	
	Pinole		X	
	Pittsburg			X
	Pleasant Hill			X
	Richmond			X
	San Pablo			X
	San Ramon			X
	Walnut Creek			X
Del Norte	Crescent City	X		
	Del Norte County	X		
El Dorado	El Dorado County		X	
	Placerville		X	
	South Lake Tahoe		X	
Fresno	Clovis		X	
	Coalinga		X	
	Firebaugh		X	
	Fowler		X	
	Fresno			X
	Fresno County		X	
	Huron		X	
	Kerman		X	
	Kingsburg		X	
	Mendota		X	
	Orange Cove		X	
	Parlier		X	
	Reedley		X	
	San Joaquin		X	
	Sanger		X	
	Selma		X	
Glenn	Glenn County	X		
	Orland	X		
	Willows	X		

COUNTY	PLACE	at least 10 du/ac	at least 20 du/ac	at least 30 du/ac
Humboldt	Arcata	X		
	Blue Lake	X		
	Eureka	X		
	Ferndale	X		
	Fortuna	X		
	Humboldt County	X		
	Rio Dell	X		
	Trinidad	X		
Imperial	Brawley		X	
	Calexico		X	
	Calipatria		X	
	El Centro		X	
	Holtville		X	
	Imperial		X	
	Imperial County		X	
	Westmorland		X	
Inyo	Bishop	X		
	Inyo County	X		
Kern	Arvin		X	
	Bakersfield			X
	California City		X	
	Delano		X	
	Kern County		X	
	Maricopa		X	
	McFarland		X	
	Ridgecrest		X	
	Shafter		X	
	Taft		X	
	Tehachapi		X	
	Wasco		X	
Kings	Avenal		X	
	Corcoran		X	
	Hanford		X	
	Kings County		X	
	Lemoore		X	
Lake	Clearlake	X		
	Lake County	X		
	Lakeport	X		
Lassen	Lassen County	X		
	Susanville	X		

PLACE	at least 10 du/ac	at least 20 du/ac	at least 30 du/ac
Agoura Hills		X	
Alhambra			X
Arcadia			X
Artesia		X	
Avalon		X	
Azusa			X
Baldwin Park			X
Bell			X
Bell Gardens			X
Bellflower			X
Beverly Hills			X
Bradbury		X	
Burbank			X
Calabasas		X	
Carson			X
Cerritos			X
Claremont			X
Commerce		X	
Compton			X
Covina			X
Cudahy			X
Culver City			X
Diamond Bar			X
Downey			X
Duarte		X	
El Monte			X
El Segundo		X	
Gardena			X
Glendale			X
Glendora			X
Hawaiian Gardens		X	
Hawthorne			X
Hermosa Beach		X	
Hidden Hills		X	
Huntington Park			X
Industry		X	
Inglewood			X
Irwindale		X	
La Canada Flintridge		X	
La Habra Heights		X	
La Mirada			X
La Puente			X
La Verne			X
Lakewood			X
Lancaster			X

	Lawndale			X
	Lomita		X	
	Long Beach			X
	Los Angeles			X
	Los Angeles County			X
	Lynwood			X
	Malibu		X	
	Manhattan Beach			X
	Maywood			X
	Monrovia			X
	Montebello			X
	Monterey Park			X
	Norwalk			X
	Palmdale			X
	Palos Verdes Estates		X	
	Paramount			X
	Pasadena			X
	Pico Rivera			X
	Pomona			X
	Rancho Palos Verdes			X
	Redondo Beach			X
	Rolling Hills		X	
	Rolling Hills Estates		X	
	Rosemead			X
	San Dimas			X
	San Fernando		X	
	San Gabriel			X
	San Marino		X	
	Santa Clarita			X
	Santa Fe Springs		X	
	Santa Monica			X
	Sierra Madre		X	
	Signal Hill		X	
	South El Monte		X	
	South Gate			X
	South Pasadena		X	
	Temple City			X
	Torrance			X
	Vernon		X	
	Walnut			X
	West Covina			X
	West Hollywood			X
	Westlake Village		X	
	Whittier			X

COUNTY	PLACE	at least 10 du/ac	at least 20 du/ac	at least 30 du/ac
Madera	Chowchilla		X	
	Madera		X	
	Madera County		X	
Marin	Belvedere		X	
	Corte Madera		X	
	Fairfax		X	
	Larkspur		X	
	Marin County			X
	Mill Valley		X	
	Novato			X
	Ross		X	
	San Anselmo		X	
	San Rafael			X
	Sausalito		X	
	Tiburon		X	
Mariposa	Mariposa County	X		
Mendocino	Fort Bragg	X		
	Mendocino County	X		
	Point Arena	X		
	Ukiah	X		
	Willits	X		
Merced	Atwater		X	
	Dos Palos		X	
	Gustine		X	
	Livingston		X	
	Los Banos		X	
	Merced		X	
	Merced County		X	
Modoc	Alturas	X		
	Modoc County	X		
Mono	Mammoth Lakes	X		
	Mono County	X		

COUNTY	PLACE	at least 10 du/ac	at least 20 du/ac	at least 30 du/ac
Monterey	Carmel-by-the-Sea		X	
	Del Rey Oaks		X	
	Gonzales		X	
	Greenfield		X	
	King City		X	
	Marina		X	
	Monterey		X	
	Monterey County		X	
	Pacific Grove		X	
	Salinas			X
	Sand City		X	
	Seaside		X	
	Soledad		X	
Napa	American Canyon		X	
	Calistoga		X	
	Napa		X	
	Napa County		X	
	St. Helena		X	
	Yountville		X	
Nevada	Grass Valley	X		
	Nevada City	X		
	Nevada County	X		
	Truckee	X		

COUNTY	PLACE	at least 10 du/ac	at least 20 du/ac	at least 30 du/ac
Orange	Aliso Viejo			X
	Anaheim			X
	Brea			X
	Buena Park			X
	Costa Mesa			X
	Cypress			X
	Dana Point			X
	Fountain Valley			X
	Fullerton			X
	Garden Grove			X
	Huntington Beach			X
	Irvine			X
	La Habra			X
	La Palma		X	
	Laguna Beach		X	
	Laguna Hills			X
	Laguna Niguel			X
	Laguna Woods		X	
	Lake Forest			X
	Los Alamitos		X	
	Mission Viejo			X
	Newport Beach			X
	Orange			X
	Orange County			X
	Placentia			X
	Rancho Santa Margarita			X
	San Clemente			X
	San Juan Capistrano			X
	Santa Ana			X
	Seal Beach		X	
	Stanton			X
	Tustin			X
	Villa Park		X	
	Westminster			X
	Yorba Linda			X
Placer	Auburn		X	
	Colfax		X	
	Lincoln		X	
	Loomis		X	
	Placer County		X	
	Rocklin		X	
	Roseville		X	
Plumas	Plumas County	X		
	Portola	X		

COUNTY	PLACE	at least 10 du/ac	at least 20 du/ac	at least 30 du/ac
Riverside	Banning			X
	Beaumont		X	
	Blythe		X	
	Calimesa		X	
	Canyon Lake		X	
	Cathedral City			X
	Coachella			X
	Corona			X
	Desert Hot Springs		X	
	Hemet			X
	Indian Wells		X	
	Indio			X
	La Quinta			X
	Lake Elsinore			X
	Moreno Valley			X
	Murrieta			X
	Norco			X
	Palm Desert			X
	Palm Springs			X
	Perris			X
	Rancho Mirage		X	
	Riverside			X
	Riverside County			X
	San Jacinto			X
	Temecula			X
Sacramento	Citrus Heights		X	
	Elk Grove		X	
	Folsom		X	
	Galt		X	
	Isleton		X	
	Rancho Cordova*		X	
	Sacramento			X
	Sacramento County		X	
San Benito	Hollister		X	
	San Benito County		X	
	San Juan Bautista		X	

COUNTY	PLACE	at least 10 du/ac	at least 20 du/ac	at least 30 du/ac
San Bernardino	Adelanto		X	
	Apple Valley			X
	Barstow		X	
	Big Bear Lake		X	
	Chino			X
	Chino Hills			X
	Colton			X
	Fontana			X
	Grand Terrace		X	
	Hesperia			X
	Highland			X
	Loma Linda		X	
	Montclair			X
	Needles		X	
	Ontario			X
	Rancho Cucamonga			X
	Redlands			X
	Rialto			X
	San Bernardino			X
	San Bernardino County			X
	Twentynine Palms			X
	Upland			X
	Victorville			X
	Yucaipa			X
	Yucca Valley		X	
San Diego	Carlsbad			X
	Chula Vista			X
	Coronado		X	
	Del Mar		X	
	El Cajon			X
	Encinitas			X
	Escondido			X
	Imperial Beach			X
	La Mesa			X
	Lemon Grove			X
	National City			X
	Oceanside			X
	Poway			X
	San Diego			X
	San Diego County			X
	San Marcos			X
	Santee			X
	Solana Beach		X	
	Vista			X

COUNTY	PLACE	at least 10 du/ac	at least 20 du/ac	at least 30 du/ac
San Francisco	San Francisco City & County			X
San Joaquin	Escalon		X	
	Lathrop		X	
	Lodi		X	
	Manteca		X	
	Ripon		X	
	San Joaquin County		X	
	Stockton			X
	Tracy		X	
San Luis Obispo	Arroyo Grande		X	
	Atascadero		X	
	El Paso de Robles		X	
	Grover Beach		X	
	Morro Bay		X	
	Pismo Beach		X	
	San Luis Obispo		X	
	San Luis Obispo County		X	
San Mateo	Atherton		X	
	Belmont		X	
	Brisbane		X	
	Burlingame			X
	Colma		X	
	Daly City			X
	East Palo Alto			X
	Foster City			X
	Half Moon Bay		X	
	Hillsborough		X	
	Menlo Park			X
	Millbrae		X	
	Pacifica			X
	Portola Valley		X	
	Redwood City			X
	San Bruno			X
	San Carlos			X
	San Mateo			X
	San Mateo County			X
	South San Francisco			X
	Woodside		X	

COUNTY	PLACE	at least 10 du/ac	at least 20 du/ac	at least 30 du/ac
Santa Barbara	Buellton		X	
	Carpinteria		X	
	Goleta		X	
	Guadalupe		X	
	Lompoc		X	
	Santa Barbara		X	
	Santa Barbara County		X	
	Santa Maria		X	
	Solvang		X	
Santa Clara	Campbell		X	
	Cupertino		X	
	Gilroy		X	
	Los Altos		X	
	Los Altos Hills		X	
	Los Gatos		X	
	Milpitas		X	
	Monte Sereno		X	
	Morgan Hill		X	
	Mountain View		X	
	Palo Alto		X	
	San Jose			X
	Santa Clara			X
	Santa Clara County		X	
	Saratoga		X	
	Sunnyvale			X
Santa Cruz	Capitola		X	
	Santa Cruz		X	
	Santa Cruz County		X	
	Scotts Valley		X	
	Watsonville		X	
Shasta	Anderson		X	
	Redding		X	
	Shasta County		X	
	Shasta Lake		X	
Sierra	Loyalton	X		
	Sierra County	X		

COUNTY	PLACE	at least 10 du/ac	at least 20 du/ac	at least 30 du/ac
Siskiyou	Dorris	X		
	Dunsmuir	X		
	Etna	X		
	Fort Jones	X		
	Montague	X		
	Mount Shasta	X		
	Siskiyou County	X		
	Tulelake	X		
	Weed	X		
	Yreka	X		
Solano	Benicia		X	
	Dixon		X	
	Fairfield			X
	Rio Vista		X	
	Solano County		X	
	Suisun City		X	
	Vacaville		X	
	Vallejo			X
Sonoma	Cloverdale		X	
	Cotati		X	
	Healdsburg		X	
	Petaluma		X	
	Rohnert Park		X	
	Santa Rosa			X
	Sebastopol		X	
	Sonoma		X	
	Sonoma County		X	
	Windsor		X	
Stanislaus	Ceres		X	
	Hughson		X	
	Modesto			X
	Newman		X	
	Oakdale		X	
	Patterson		X	
	Riverbank		X	
	Stanislaus County		X	
	Turlock		X	
	Waterford		X	
Sutter	Live Oak		X	
	Sutter County		X	
	Yuba City		X	
Tehama	Corning	X		
	Red Bluff	X		
	Tehama	X		
	Tehama County	X		

COUNTY	PLACE	at least 10 du/ac	at least 20 du/ac	at least 30 du/ac
Trinity	Trinity County	X		
Tulare	Dinuba		X	
	Exeter		X	
	Farmersville		X	
	Lindsay		X	
	Porterville		X	
	Tulare		X	
	Tulare County		X	
	Visalia		X	
	Woodlake		X	
Tuolumne	Sonora	X		
	Tuolumne County	X		
Ventura	Camarillo		X	
	Fillmore		X	
	Moorpark		X	
	Ojai		X	
	Oxnard			X
	Port Hueneme		X	
	San Buenaventura (Ventura)			X
	Santa Paula		X	
	Simi Valley			X
	Thousand Oaks			X
	Ventura County		X	
Yolo	Davis		X	
	West Sacramento		X	
	Winters		X	
	Woodland		X	
	Yolo County		X	
Yuba	Marysville		X	
	Wheatland		X	
	Yuba County		X	

Appendix 3

A. **Regulatory Relief Section for BEGIN: must have a minimum of 200 points in this category to be eligible for the BEGIN program. Maximum of 400 points available.**	
1. Modification of Zoning, Density and Development Standards	**100**
2. Reduction in Permit Processing and Procedures	**50**
3. Reduction of Parking Standards	**100**
4. Land Donation and Other Development Incentives	**50**
5. Mitigation of Fees and Exactions	**50**
6. Jurisdiction-wide Regulatory Relief Bonus Points	**50**
Total points possible in regulatory relief	**400**
B. Housing Element compliance section: Applicant has an adopted housing element that HCD has determined, pursuant to Section 65585 of the Government Code, to be in substantial compliance with the requirements of Article 10.6 (commencing with Section 65580) of Chapter 3 of Division 1 of Title 7 of the Government Code.	
1. Adopted Housing Element in Compliance	**50**
C. Additional Points are given for applications meeting each of the following objectives:	
1. The extent to which BEGIN units will serve low-income homebuyers: 25 points for 100 percent ; 15 points for at least 50 percent ; 10 points for at least 25 percent	**10, 15, 25**
2. The location of the project on a site designated as "infill".	**50**
3. The location of the project in proximity (within .25 miles) to:	
• Public transit	**15**
• Public schools	**15**
• Parks and recreational facilities	**15**
4. The location of the project in any of the following job centers: • Los Angeles and Long Beach metropolitan statistical area (MSA) • Orange County MSA • San Diego MSA • San Francisco MSA • Oakland MSA • San Jose MSA • Sacramento MSA • Fresno MSA • Modesto MSA	**15**
Total Additional Points Possible	**135**
Points required to meet the funding threshold **(Regulatory Relief points (A) plus point in B, and C.)**	**300**

BEGIN PROJECT READINESS SELF-SCORING SHEET

A. **Project Readiness** (All projects must meet the following three requirements in order to pass the Project Readiness Threshold)	Yes	No
1. Site Control (Section 116(a)(1) – (6) of BEGIN Guidelines)		
2. Development Project Budget with Sources and Uses (Section 116(c) of BEGIN Guidelines)		
Application meets Project Readiness Threshold		

B. Other Project Readiness Elements - The following categories will be used to award points for rating and ranking purposes should the demand for BEGIN funds require application scoring.	Total Points	Self Score	HCD
Design Status (Evidence that design team has been identified and has been retained or on the developer's staff.) (Section 119 (e)(1) of BEGIN Guidelines)	10		
Financing Commitments 1. Construction financing commitment, **10 points** 2. Letters of express interest from primary lenders, **10 points (20 points if no subordinate financing required other than BEGIN)** 3. Subordinate financing commitments as required to make the BEGIN units affordable to low- or moderate-income homebuyers, **10 points**	30		
Other Local Approvals 1. Tentative Map Approval (5) points 2. Final Map Approval (10) points 3. Verification of Local Approvals (20) points	30		
Total Additional Points Possible	70		